

Appendices

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Appendix A: Population and Economy Data

A.1 Carrizo Planning Area

Table A-1 contains population projections for the planning area. Table A.1-2 contains the projected absorption capacity of Carrizo Area Plan, which is the potential population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category. (Framework for Planning offers a more detailed discussion of absorption capacity). The total population of the Carrizo area is 490. Three-quarters of the population (356 people) is located in the California Valley Village.

Table A.1-1: Population Projections – Carrizo Planning Area				
Year	California Valley	Rural	Total	Percentage of Total County Population
2010	356	134	490	0.18
2015	367	137	504	0.18
2020	394	147	541	0.19
2025	459	154	613	0.21
2030	163	671	671	0.22
2035	177	763	763	0.24

Table A.1-2: Absorption Capacity ¹ – Carrizo Planning Area ²			
Land Use Categories	Rural ³	California Valley	Total
Agriculture	9,788	150	9,938
Rural Lands	5,108		5,108
Residential Rural		223	223
Residential Suburban ⁴		41,434	41,434
Absorption Capacity	14,896	41,807	56,703
Existing Population	134	356	490
Potential Added Population	14,762	41,151	56,213

Notes:

1. Potential population build-out by land use category.
2. Absorption capacity for rural area based on density 2.79 persons/household.
3. Based on net acreage, excludes roads.
4. Based on net acreage, excludes roads

A.2 North County Planning Area

Adelaida Sub-area

Table A.2-1 shows sub-area population projections, taken from county projections in Framework for Planning, Part I Land Use and Circulation Elements. For comparison, Table A.2-2 shows projected absorption capacity, the potential population resulting from the maximum permitted growth and fully occupied development (Framework for Planning discusses absorption capacity in more detail).

Table A.2-1: Population Projections – Adelaida Sub-area		
Year	Planning Area	% of County
1980	2,130	1.36
1985	2,680	1.49
1989	3,342	1.57
1990	3,493	1.56
1995	3,856	1.47
2000	4,053	1.36

Table A.2-2: Absorption Capacity – Adelaida Sub-area	
Land Use Categories	Population
Agriculture	5,039
Rural Lands	881
Residential Rural	410
Absorption Capacity	6,280
Existing Population (1989)	3,342
Potential Added Population	2,938

El Pomar-Estrella Sub-area

Table A.2-3 shows that population has increased steadily in the El Pomar-Estrella sub-area since 1980.

Table A.2-3: Historical Population Growth – El Pomar-Estrella Sub-area				
1980*	1990*	2000	Increase 1990-2000	Annual Increase 1990-2000
4,320	6,430	8,572	2,142	2.9%

Source: U.S. Census; San Luis Obispo County Department of Planning and Building *1980, 1990 figures include a large portion of Tract 7 in the Jardine Road area that has since been removed from the planning area.

Table A.2-4 and Figure A.2-1 contain population projections for the sub-area. Figure A.2-1 shows existing population, and ranges of potential population at build-out. Table A.2-4 gives population projections over the 20-year time-frame of this plan, and shows the relationship to build-out (which is the estimated, likely maximum population that could result under the general plan). The estimates are adjusted to take into account limitations on development due to physical constraints and market demand. Nevertheless, build-out is only a theoretical estimate; actual development may vary depending on a variety of factors.

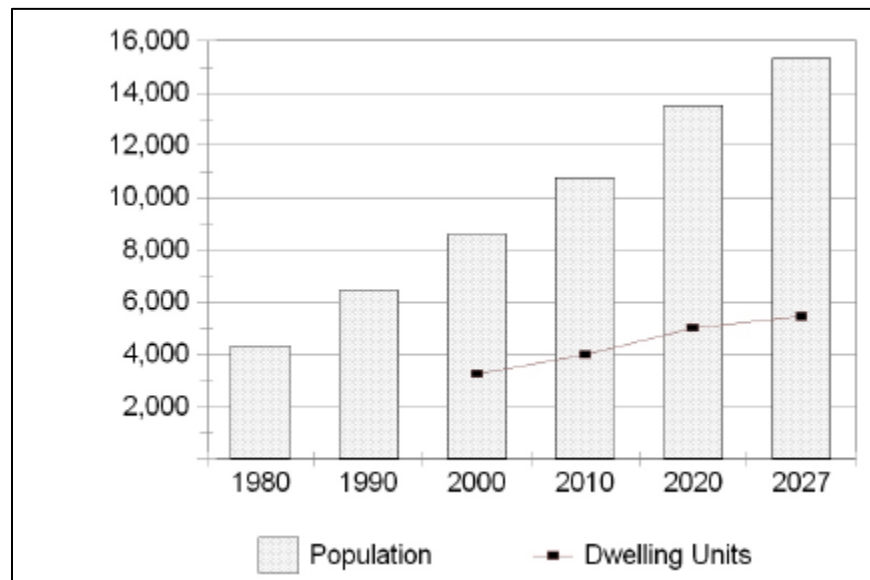


Figure A.2-1: Estimated El Pomar-Estrella Sub-area Growth, 1980-2027

Table A.2-4: Projected Population Growth – El Pomar-Estrella Sub-area						
	2000	2010	2020	2027	Increase 2000-2027	Annual Increase
Population	8,572	10,761	13,509	15,517	6,945	2.3%
Dwelling Units*	3,244	3,986	5,003	5,503	2,259	2.0%

Source: U.S. Census; San Luis Obispo County Department of Planning and Building

*Assumes 2.82 persons per occupied dwelling unit (based on 2000 Census average for planning area); 100% occupancy

Comparing the 2020 population and dwelling unit projections shown in Table A.2-4 to the build-out estimates shown in Table A.2-5 indicates that build-out could be reached by 2027 (beyond the 20-year time-frame of this plan), assuming an annual population growth rate of 2.3 percent.

Table A.2-5: Estimated Build-out - El Pomar-Estrella Sub-area

Existing Land Use		Absorption Capacity			Build-out Capacity	
Land Use Category	Parcels ¹	Parcels ²	Dwelling Units ³	Population ⁴	Dwelling Units	Population
AG	3,308	3,355	4,346	12,255	3,259	9,191
RL	177	266	541	1,525	406	1,144
RR	1,208	2,032	2,031	5,728	1,524	4,297
RS	242	341	334	942	251	707
RSF	28	84	84	237	63	178
Total	4,963	6,078	7,336	20,687	5,503	15,517

Notes:

1. Includes Assessor's Parcels (legal status not necessarily verified); includes underlying lots of record in Creston and antiquated subdivisions (per a Study of Non-Conforming Subdivisions in Rural Areas, San Luis Obispo County Department of Planning and Building, November 1977).
2. Accounts for subdivision potential generally according to the following criteria:
AG: 160-acre minimum parcel size
RL: 80-acre minimum parcel size
RR: 5-acre minimum parcel size (or as specified by planning area standards)
RS: 1-acre minimum parcel size
RSF: 1-acre minimum parcel size, except on small lots in Creston: one parcel for each combination of two 25' x 150' lots (assumes community water) In areas subject to planning area standards that specify minimum parcel sizes, those parcel sizes are used.
3. Assumes one primary dwelling unit per parcel of one acre or larger and no secondary dwelling units, except:
In AG, two primary dwelling units for parcels greater than or equal to 20 acres
In RL, Two primary dwelling units per parcel of one acre or larger
In RSF, one dwelling unit per parcel
4. Assumes 2.82 persons per occupied dwelling unit (based on 2000 Census average for the planning area); 100% occupancy
5. Build-out capacity = absorption capacity (maximum potential development) x .75

Las Pilitas Sub-area

Area population is projected to approach 1,560 by the year 2000, an increase of approximately 45% in slightly over 20 years.

Table A.2-6 contains population projections for the sub-area, excerpted from countywide projections found in Framework for Planning. For comparison, Table A.2-7 contains the projected population absorption capacity which is the potential sub-area population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category (Framework for Planning offers a more detailed discussion of absorption capacity).

Table A.2-6: Population Projections – Las Pilitas Sub-area		
Year	Planning Area	Percentage of County
1979	1,061	0.73
1980	1,082	0.72
1985	1,192	0.70
1990	1,301	0.69
1995	1,423	0.70
2000	1,557	0.70

Table A.2-7: Absorption Capacity – Rural Las Pilitas Sub-area	
Land Use Categories	Population
Agriculture	691
Rural Lands	1,288
Residential Rural	163
Absorption Capacity	2,142
Existing Population	1,050
Potential Added Population	1,092

Los Padres Sub-area

Table A.2-8 contains population projections for the sub-area, excerpted from countywide projections found in Framework for Planning. For comparison, Table A.2-9 contains the projected population absorption capacity, the potential sub-area population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category (Framework for Planning has a more detailed discussion of absorption capacity).

Table A.2-8: Population Projections – Los Padres Sub-area		
Year	Sub-Area	% of County
1980*	150	0.10
1985*	155	0.09
1989	244	0.09
1990	244	.11
1995	281	.11
2000	295	.10

*Figures are based on pre 1990 planning area boundaries

Table A.2-9: Absorption Capacity¹ – Los Padres Sub-area	
Land Use Categories	Population
Agriculture	645
Rural Lands	660
Absorption Capacity	1,305
Existing Population (1989)	244
Potential Added Population	1,601

¹Calculations are based upon the following assumptions:

- Minimum parcel size is for Agriculture and Rural Lands is 80 acres.
- 2.5 persons per household.

Nacimiento Sub-area

The permanent population of the sub-area was 271 in 1976, while housing units totaled 632 (based on pre 1990 sub-area boundaries).

Table A.2-10 contains population projections based on 4%, 8% and 10% annual growth rates. The 4% projection is a simple extrapolation of the 1970 1979 average growth rate. This is nearly double the total growth projection of 2% for the entire county between 1980 and 1985. The 10% growth rate is a high figure based on sustained growth patterns similar to the late 1979's.

The absorption capacity figures in Table A.2-11 are estimates based on permanent occupancy of the residential units in the sub-area. However, since the sub-area is also a major recreational attraction, the absorption capacity could be increased by as many as 30,000 under peak weekend conditions (estimate from previous Lake Nacimiento San Antonio General Plan). This

could result in as many as 55,000 to 60,000 people being in the sub-area under maximum peak conditions.

Table A.2-10 contains population projections for the sub-area. Due to the small number of people and the seasonal nature of the population, individual population projections are not made for either the Oak Shores or Heritage Village areas. For comparison, Table B contains the projected population absorption capacity which is the potential sub-area population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category (Framework for Planning offers a more detailed discussion of absorption capacity).

Table A.2-10: Population Projections – Nacimiento Sub-area		
Year	Population of Sub-area	Percentage of Total County Population
1989	1,918	.90
1990	2,076	.93
1995	2,615	1.00
2000	3,186	1.07

Table A.2-11: Absorption Capacity¹ - Nacimiento Sub-area				
Land Use Categories	Rural Area	Heritage Village	Oak Shores	Total
Agriculture	1,036	-	-	1,036
Rural Lands	900	-	-	900
Residential Rural	1,087	705	-	1,792
Residential Suburban	-	-	-	-
Residential Single Family	-	16,477	5,810	22,287
Residential Multi-Family ³	-	11,213	576	11,798
Absorption Capacity²	3,023	28,395	6,386	37,813
Existing Population 1989	*	*	*	1,918
Potential Added Population	-	-	-	35,895

*Data not available.

Notes:

1. Theoretical maximum permanent population at build out, by land use category; calculations based on 80 acre minimum parcel size for Agriculture and Rural Lands.
2. Assumed occupancy 2.3 persons per night.
3. Based on low intensity development, maximum 15 units per acre.

Salinas River Sub-area

Table A.2-12: San Luis Obispo County Population Projections, October 1995

PLANNING AREA or Community	Population in Households (Population in group quarters not included)						
	1990 ¹	1995 ²	2000	2005	2010	2015	2020
ADELAIDA	2,399	2,885	3,108	3,315	3,501	3,661	3,791
EL POMAR/ESTRELLA	5,935	7,115	7,933	8,759	9,576	10,367	11,146
ESTERO	27,515	28,230	29,292	31,114	32,874	34,458	36,008
Morro Bay	9,379	9,605	9,951	10,448	10,867	11,286	11,710
Cayucos	2,946	2,995	3,430	3,787	4,100	4,352	4,529
Los Osos	14,369	14,755	15,000	15,922	16,901	17,763	18,669
Estero (Rural)	821	875	911	957	1,006	1,057	1,100
HUASNA-LOPEZ	625	705	726	744	759	770	780
LAS PILITAS	1,262	1,410	1,519	1,620	1,711	1,789	1,852
LOS PADRES	254	310	326	341	355	368	379
NACIMIENTO	2,787	3,495	4,052	4,697	5,340	6,012	6,703
NORTH COAST	6,187	6,525	7,334	8,217	9,206	10,315	11,557
Cambria	5,377	5,625	6,302	7,061	7,911	8,864	9,931
North Coast (Rural)	810	900	1,032	1,156	1,295	1,451	1,626
SALINAS RIVER	52,177	58,330	64,793	73,022	78,084	82,637	86,932
³ Atascadero	22,876	24,975	27,574	30,894	31,150	31,150	31,150
Paso Robles	18,529	20,850	23,590	27,347	31,092	34,666	38,087
San Miguel	1,123	1,250	1,367	1,517	1,667	1,814	1,954
Santa Margarita	1,066	1,175	1,205	1,254	1,299	1,338	1,372
Templeton	2,795	3,360	3,710	4,056	4,391	4,707	4,996
Salinas River (Rural)	5,788	6,720	7,347	7,954	8,485	8,962	9,373
SAN LUIS BAY	43,881	47,685	51,248	55,615	59,859	62,684	65,505
³ Arroyo Grande	14,215	15,330	16,515	18,056	19,451	19,451	19,451
Avila Beach	381	395	399	430	459	487	514
Grover Beach	11,615	12,400	13,026	13,684	14,375	15,101	15,863
Oceano	6,127	6,560	7,102	7,651	8,202	8,749	9,287
Pismo Beach	7,625	8,250	9,064	10,255	11,434	12,562	13,667
San Luis Bay (Rural)	3,918	4,750	5,142	5,539	5,938	6,334	6,723
SAN LUIS OBISPO	43,478	45,045	46,487	48,838	51,269	53,800	56,436
San Luis Obispo (City)	40,478	41,465	42,724	44,903	47,194	49,601	52,131
San Luis Obispo (Rural)	3,000	3,580	3,763	3,935	4,075	4,199	4,305
SHANDON-CARRIZO	1,902	2,300	2,539	2,776	3,005	3,221	3,419
SOUTH COUNTY	14,845	17,485	20,184	23,176	26,241	29,268	32,226
Nipomo	7,097	8,765	10,562	12,605	14,684	16,695	18,614

Table A.2-12: San Luis Obispo County Population Projections, October 1995

PLANNING AREA or Community	Population in Households (Population in group quarters not included)						
	1990 ¹	1995 ²	2000	2005	2010	2015	2020
Nipomo (Rural)	7,748	8,715	9,622	10,571	11,557	12,573	13,612
COUNTY TOTAL (Households only)	203,247	221,520	239,541	262,234	281,780	299,350	316,734
Incorporated Cities	124,717	132,870	142,444	155,587	165,563	173,817	182,059
Unincorporated Area	78,530	88,650	97,097	106,647	116,217	125,533	134,675
GROUP QUARTERS⁴	13,915	14,520	15,110	15,724	16,363	17,028	17,720
Incorporated Cities	2,329	3,175	3,304	3,438	3,578	3,723	3,874
Unincorporated Area	11,586	11,345	11,806	12,286	12,785	13,305	13,846
TOTAL (Households + Group Qtrs)	217,162	236,040	254,651	277,958	298,143	316,378	334,454

Notes:

1. Numbers in bold are from the 1990 U.S. Census
2. Numbers in bold are from the California State Department of Finance
3. No increase beyond 2010 for Atascadero and Arroyo Grande, in recognition of city build-out policies.
4. Group quarters include nursing homes, school dormitories, military barracks, prisons, jails, hospitals, etc.

Table A.2-13: Estimated Build-out Capacity and Projected Build-out Dates

AREA/COMMUNITY ^B	BUILD-OUT DWELLINGS	BUILD-OUT POPULATION ^C	PROJECTED BUILD-OUT DATE ^D
Rural Area	3,055	8,249 ^E	2010
Atascadero	173	467	2010
Garden Farms	123	332	N/A
Paso Robles	1,067	2,881	2010
San Miguel	1,333	3,599	2020+
Santa Margarita	528	1,426	2015
Templeton	3,209	8,664	2020+
TOTAL	9,488	25,618	

Notes:

- A. The build-out capacity estimates and population projections are subject to change as a result of the development of new information through the Land Use Element Update program, or other research projects. Estimates are revised periodically.
- B. Community listings include all land within urban or village reserve lines. Land area within city limits is not included.
- C. The build-out population represents the likely ultimate population that can be expected within the land use categories in this plan, including any limitations on density imposed by area plan or Land Use Ordinance standards.
- D. Projected build-out dates are estimates rounded to the nearest five-year interval using population projections in Table A-1.
- E. The rural area does not include Tract 7 (Jardine Road Area). However, this area is still included in rural area population projections, causing an apparent discrepancy.

The planning area population in 1990 was 53,927, according to the U.S. Census.

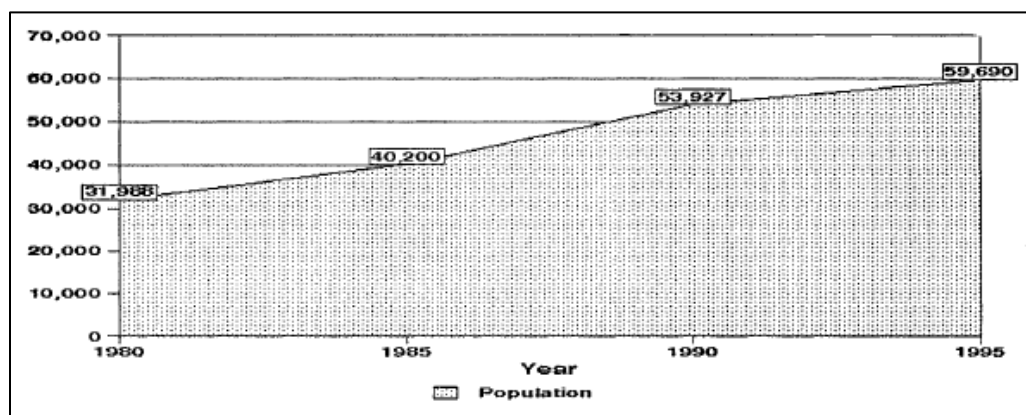


Figure A.2-2: Historical Population Growth – Salinas River Sub-area

Source: Department of Planning and Building

Existing and projected population. The 1995 population is estimated to be 59,690. The county projects that by the year 2015 90,850 people could live in the sub-area. In those 20 years the population is projected to increase by 44 percent, which is an average annual growth rate of 2.2 percent based on the estimated population in 1995. These projections take into account resource constraints on ultimate population, but they do not reflect local growth management programs that may require slower rates of growth.

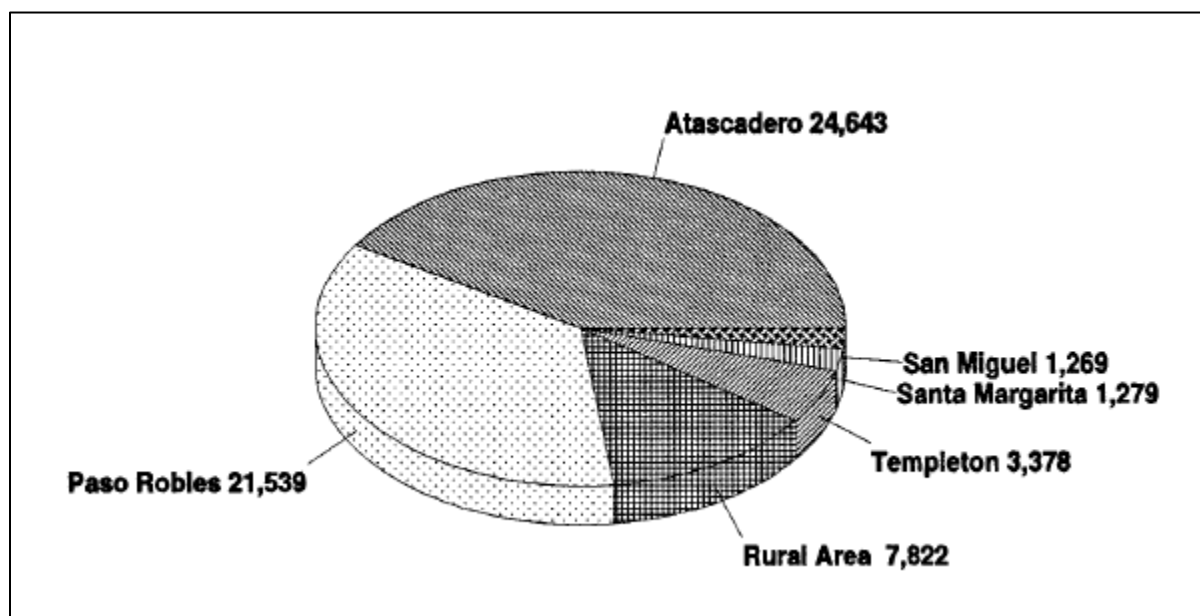


Figure A.2-3: 1995 Population by Community – Salinas River Sub-area Plan

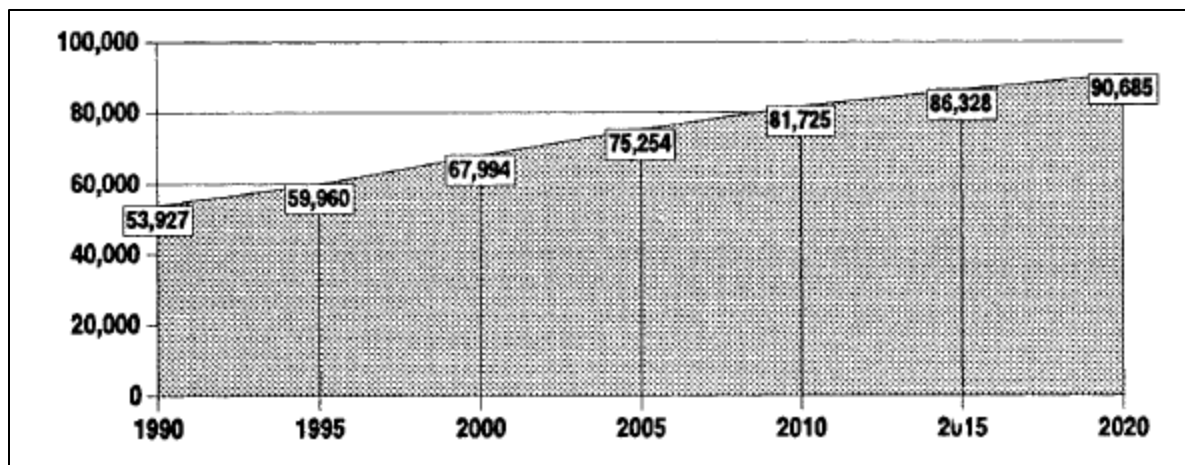


Figure A.2-4: Population Projection for the Salinas River Sub-area

Population highlights. The sub-area population can be described in various ways as shown in the following figures for the urban areas except Santa Margarita, for which data is not available. In 1990, people over 65 years old made up 12.5 percent of the sub-area population, compared to 14.2 percent countywide. People under 18 comprised 29.3 percent of the sub-area population, compared to 21.9 percent countywide.

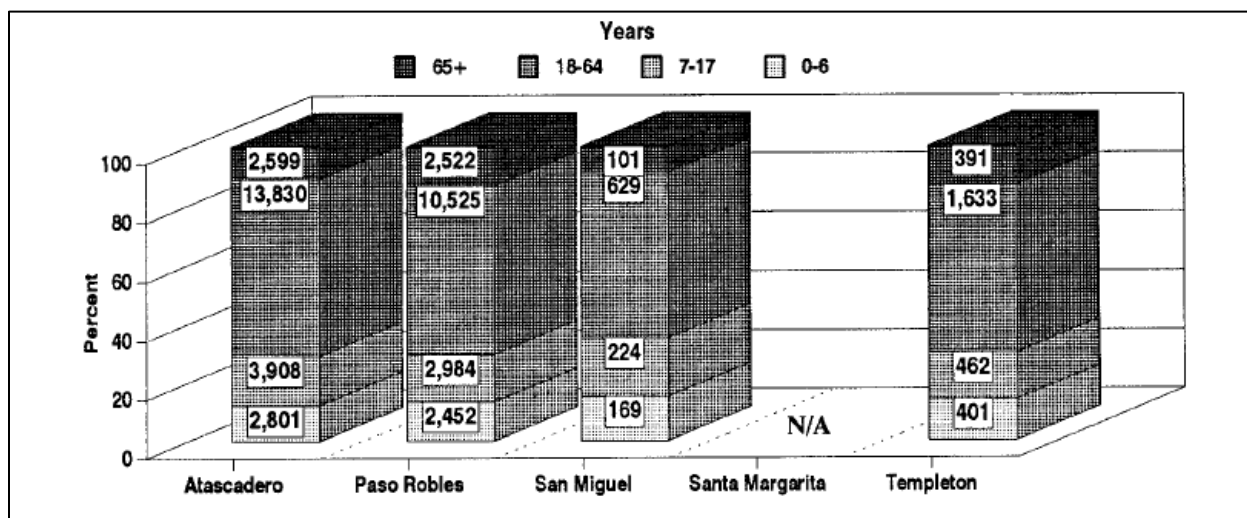


Figure A.2-5: Age Distribution

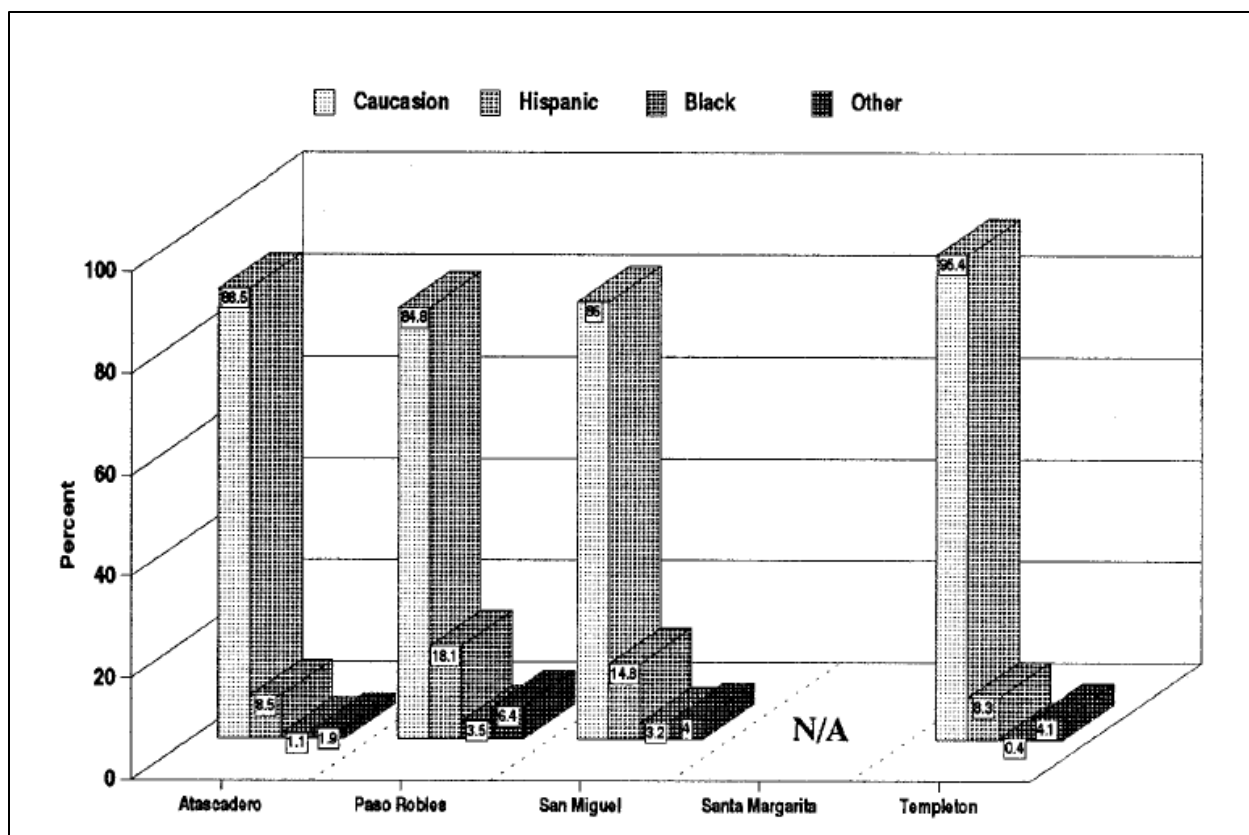


Figure A.2-6: Racial Distribution

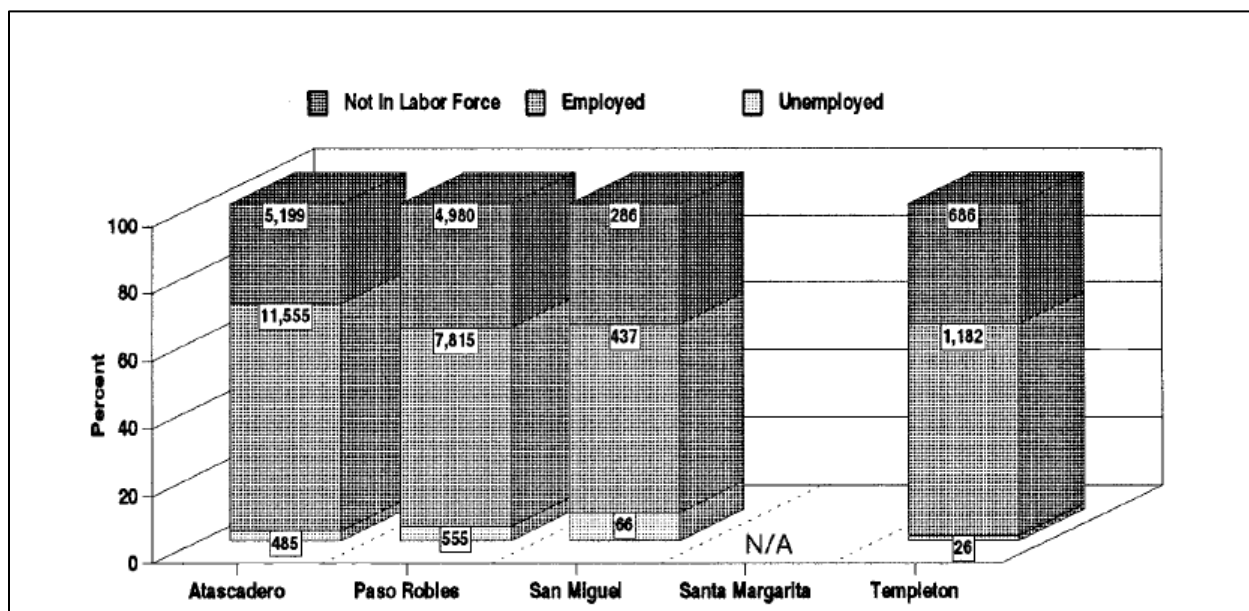


Figure A.2-7: Labor Force: Employed, Unemployed, not in Labor Force

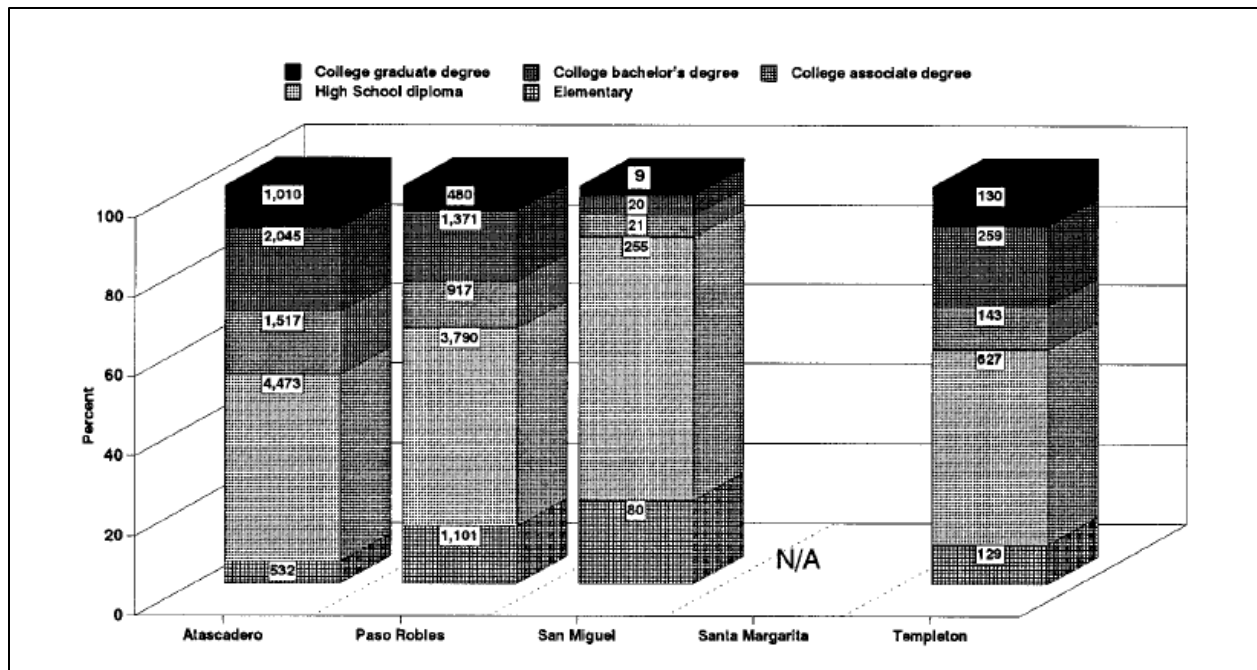


Figure A.2-8: Educational Attainment

Within the cities and urban areas, the 1990 census estimated that the housing stock consisted of 18,489 dwellings, of which 1,153 or 6.2 percent were vacant.

	Atascadero	Paso Robles	San Miguel	Santa Margarita	Templeton
Occupied Households	8,484	6,984	396	429	1,043
Vacant Households	391	615	55	35	57
Vacancy Rate (percent)	4.4	8.0	12.0	7.5	5.2
Persons per Household	2.7	2.65	2.84	N/A	2.68
Median Price of Housing	\$199,600	\$154,500	\$90,200	N/A	\$190,800
Median Household Income	\$35,140	\$29,054	\$28,112	N/A	\$35,433

N/A = not available
Source: 1990 U.S. Census

Community Populations and Economies

Atascadero. The 1995 population is 26,643, or 41 percent of the sub-area population. Approximately 43% of the sub-area's total population resided in Atascadero in 1990. Median household income in 1990 was \$35,140. However, 7.8% of the population had incomes below the poverty level. The median house value was \$154,500. The housing vacancy rate was 4.4% or 391 units in a housing supply of 8,875 dwellings.

Paso Robles. The median household income from the 1990 census was \$29,054. People living below the poverty income amounted to 13.8% of the population. The median house value was \$154,500, and the housing vacancy rate was 8%, or 615 units out of a total 7,599 dwellings.

Shandon-Carrizo

Table A.2-15 contains population projections for the Shandon-Carrizo sub-area. Table A.2-16 contains the projected absorption capacity, except for the Shandon Urban Area, which is the potential population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category (Framework for Planning offers a more detailed discussion of absorption capacity).

Table A.2-15: Population Projects – Shandon Carrizo Sub-area		
Year	Population of Sub-area	Percentage of Total County Population
2010	2,735	1.01
2015	2,846	1.03
2020	3,045	1.06
2025	3,722	1.25
2030	4,402	1.42
2035	5,237	1.90

Table A.2-16: Absorption Capacity ¹ - Shandon Carrizo Sub-area ²				
Land Use Categories	Rural ³	Whitley Gardens	California Valley	Total
Agriculture	21,606	-	150	21,759
Rural Lands	5,231	-	-	5,231
Residential Rural	-	12	223	235
Residential Suburban ⁴	-	1,060	41,061	42,121
Absorption Capacity	26,837	1,072	41,434	69,343
Existing Population	792	176	156	1,440
Potential Added Population	26,045	896	41,278	67,903

Notes:

1. Potential population at build-out by land use category.
2. Excludes the Shandon Urban Area. For population and build-out figures within that area, refer to the Shandon Community Plan.
3. Absorption capacity for rural area based on density of 2.90 persons/household in the northern half of the planning area, and 2.79 persons/household in the southern half. [Amended 1981, Ord. 2089].
4. Based on net acreage, excludes roads.

A.3 San Luis Obispo Planning Area

NOTE: References to “planning area” in Section A.3 mean the former San Luis Obispo planning area, which includes the San Luis Obispo sub-area of the South County planning area.

San Luis Obispo Sub-area

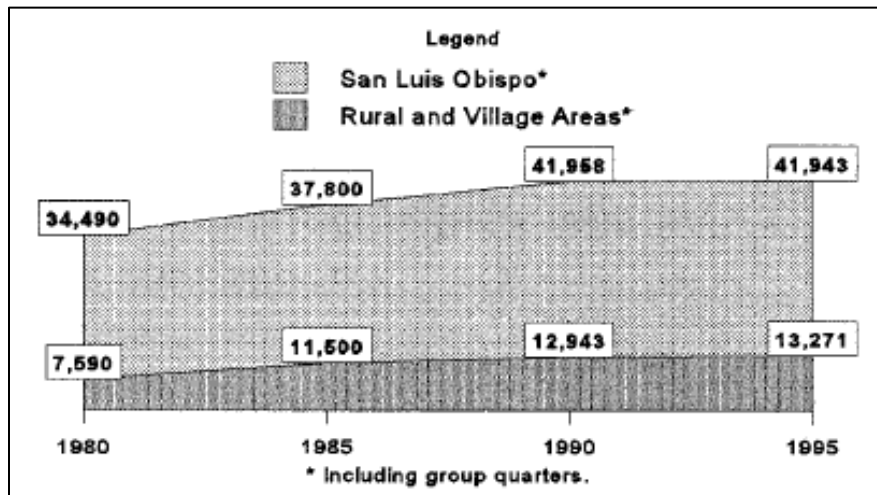


Figure A.3-1: Historical Population Growth – San Luis Obispo Planning Area

Source: Department of Planning and Building

The rural population of the planning area (including California Men’s Colony) grew from 5,511 in 1980 to 9,357 in 1990, which was a 5.4 percent average annual rate of growth and was primarily due to a doubling of the inmate population at the California Men’s Colony. Excluding the Men’s Colony, the average annual rural population growth between 1980 and 1990 was 2.2 percent.

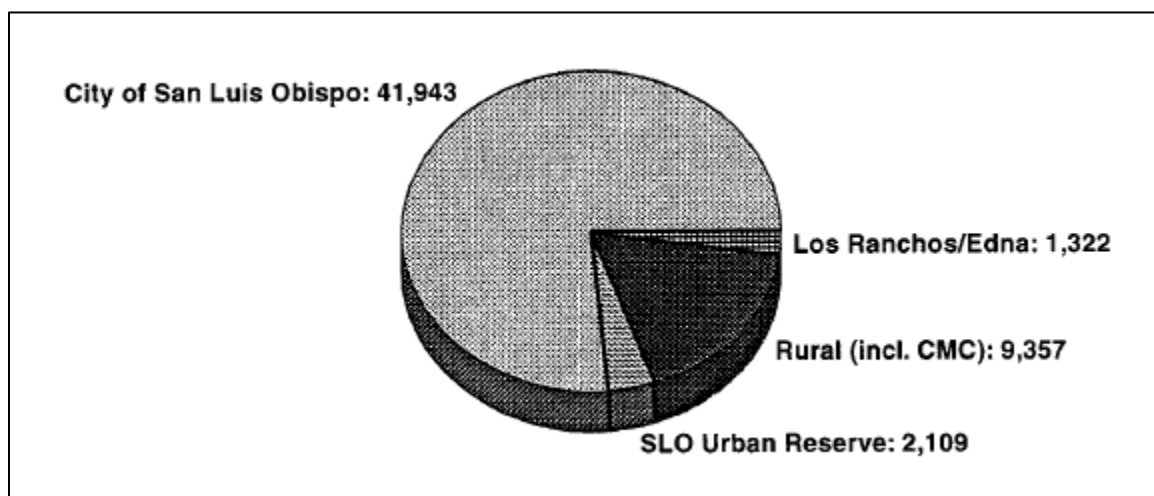


Figure A.3-2: 1995 Population – San Luis Obispo Planning Area

Source: Department of Planning and Building

In 1991 the U.S. Census Bureau declared the City of San Luis Obispo an "urbanized area," since its population (when combined with adjacent urban areas) had reached 50,000. Urbanized status will enhance the city's and the county's opportunities to obtain federal funds for transportation planning, mass transit and (subsidized) affordable housing programs. However, urbanized status will have little, if any, effect on opportunities to provide moderately-priced, market-rate housing.

Population projections. The annual population growth rate in the planning area is expected to average less than 1.2 percent per year, approaching 67,939 by the year 2010, as shown in Figure A.3-3.

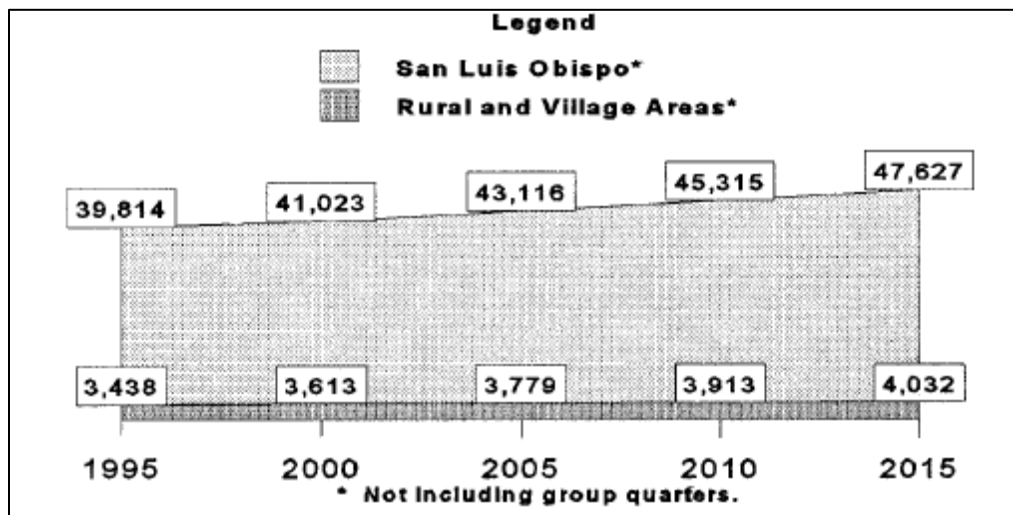


Figure A.3-3: Population Projections – San Luis Obispo Planning Area

Source: Department of Planning and Building

Population characteristics. The population of San Luis Obispo sub-area, most of whom reside in the City of San Luis Obispo, can be described in various ways as shown in the following charts. The following data for the city is included instead of for the planning area because this type of data is not available for the planning area. In 1990, people over 65 years old comprised 12.2 percent of the city's population, compared to 14.2 percent countywide. People under 18 made up 13.8 percent of the planning area population, compared to 21.9 percent countywide, as shown in Figure A.3-4. A larger proportion of the city's population than elsewhere is between 17 and 65 years old due to the university and employment opportunities.

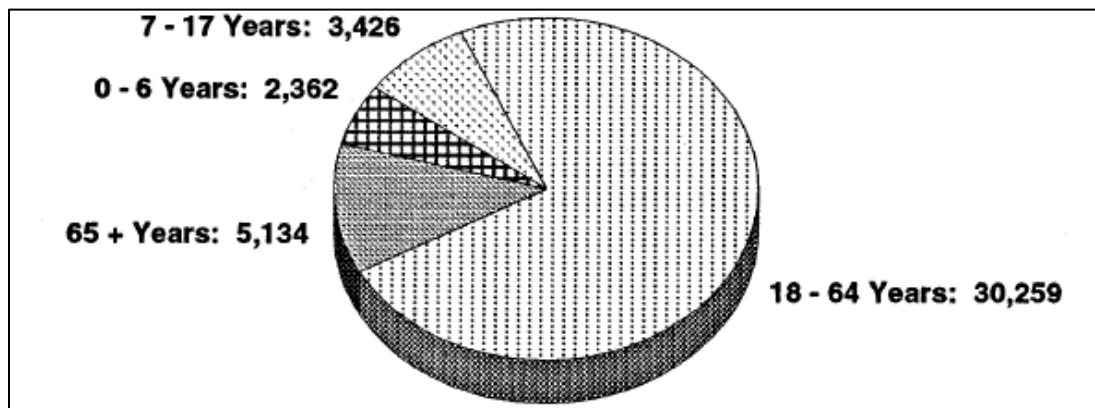


Figure A.3-4: Age Distribution, City of San Luis Obispo

Source: 1990 U.S. Census

Racial and ethnic distribution is slightly more diverse than the county. Non-Anglo persons constitute 11.3 percent of the city, as shown in Figure 2.3-5; this is higher than the non-Anglo 10.8 percent of the countywide population. Of the Anglo population, 10.4 percent is of Hispanic origin, compared to 15.4 percent in the entire county.

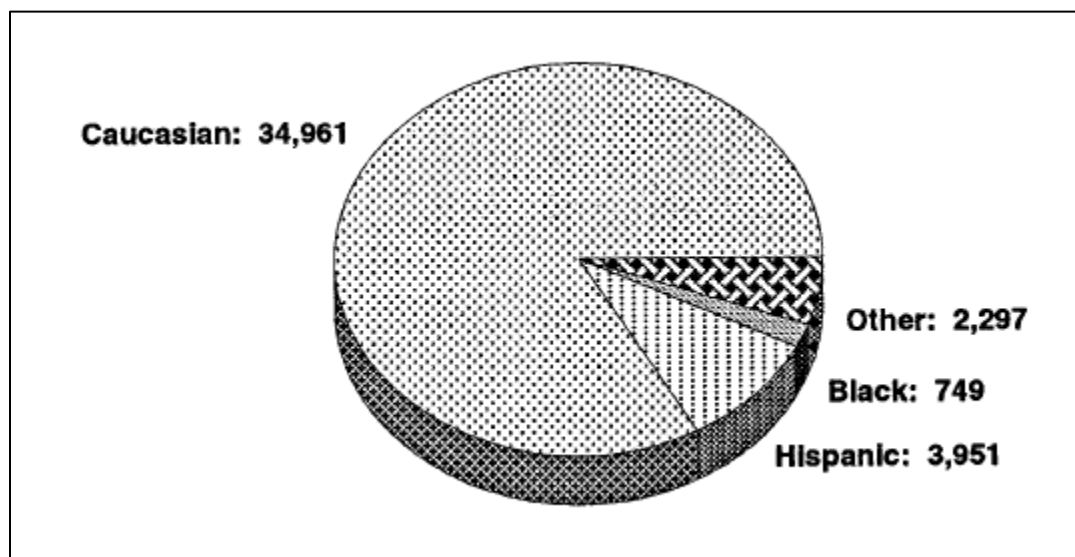


Figure A.3-5: Racial Distribution - City of San Luis Obispo

Source: 1990 U.S. Census

The share of employment within San Luis Obispo is very close to the countywide percentage, despite the presence of a large university student population, as shown in Figure A.3-6.

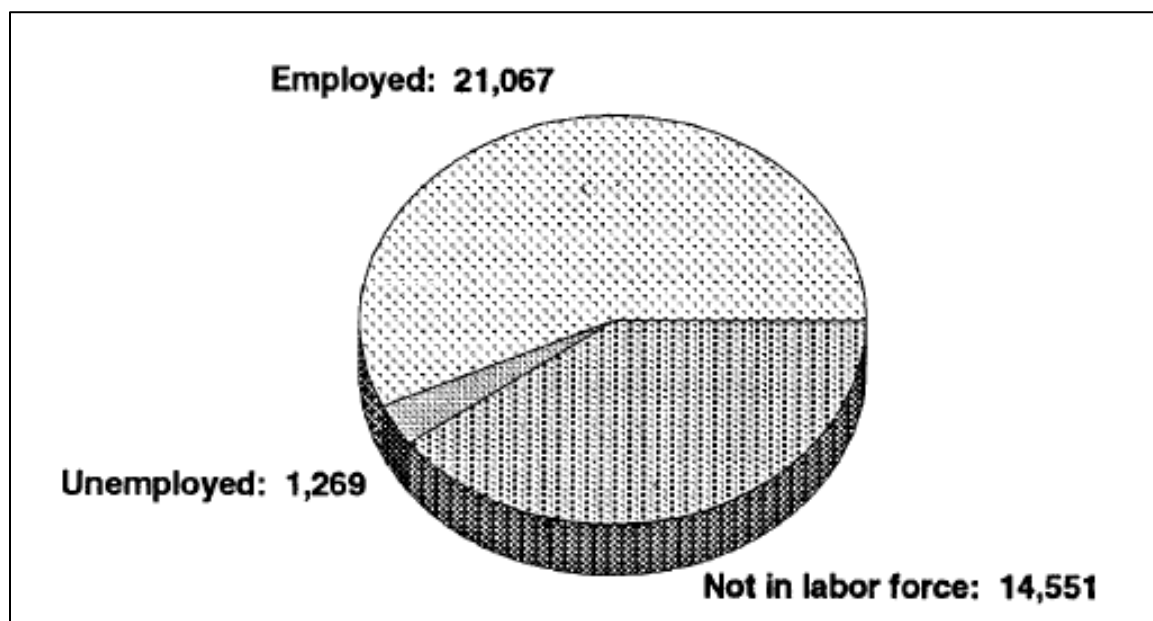


Figure A.3-6: Labor Force: Employed, Unemployed, and not in Labor Force

Source: 1990 U.S. Census

Educational attainment within San Luis Obispo has the characteristics shown in Figure A.3-7 below.

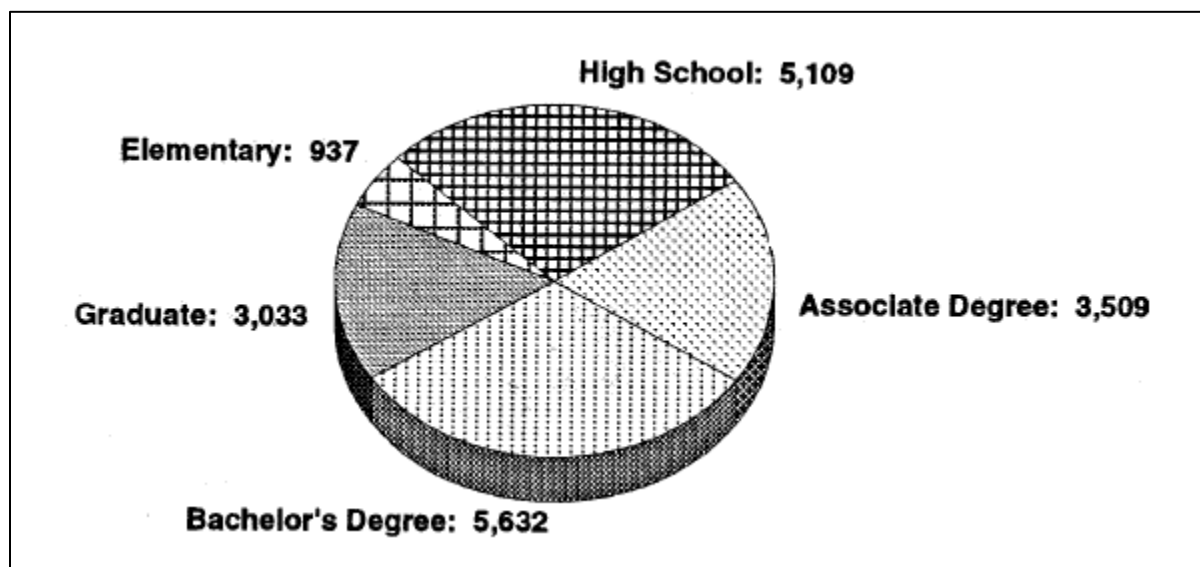


Figure A.3-7: Educational Attainment: Elementary, High School etc.

Source: 1990 U.S. Census

Housing. Within San Luis Obispo, the 1990 U.S. Census estimated that the housing stock consisted of 17,877 dwellings, of which 925, or 5.2 percent, were vacant. At that time, the countywide vacancy rate was 11 percent. Housing data varies frequently due to seasonal and economic cycles, and current real estate information should be consulted. Additional housing information is shown in Table A.3-1:

Table A.3-1: Housing and Income – City of San Luis Obispo	
Occupied dwellings	16,952
Vacant dwellings	925
Vacancy rate (%)	5.2
Persons per household	2.4
Median housing price	\$241,100
Median Household Income	\$25,982

Source: 1990 U.S. Census

A.4 South County Planning Area

Huasna Lopez Sub-area

Table A.4-1 contains population projections for the sub-area, excerpted from countywide projections found in Framework for Planning. For comparison, Table B contains the projected build-out capacity. Build-out capacity is the maximum population that can be anticipated within the land use categories of the 1987 plan. (Framework for Planning offers a more detailed discussion of build-out capacity.) According to the population projections, the build-out population would occur far beyond the year 2000.

Table A.4-1: Population Projection – Huasna-Lopez Sub-area		
Year	Population of Sub-area	Percentage of Total County Population
1980	580	.37
1985	750	.39
1990	870	.38
1995	960	.36
2000	1000	.33

Table A.4-2: Build-out Capacity – Huasna-Lopez Sub-area			
Land Use Categories	Acreage Units	Dwelling Units	Population*
Agriculture	87,840	388	1,191
Rural Lands	17,069	106	325
TOTAL	99,909	494	1,516
Build-out Population			1,516
Existing Population (1987)			775
Potential Added Population			741

*Potential population at build-out assumes 3.07 persons per household.

San Luis Obispo Sub-area

The following figures apply to the former San Luis Obispo sub-area, which is split between the San Luis Obispo and South County planning areas.

Table A.4-3: Residential Build-out Capacity – San Luis Obispo Planning Area				
Area/Community Land Use Category ^B	Acres	Build-Out Capacity (Dwellings ^D) (Population ^E)		Estimated Build-Out Date
Rural Area				
Agricultural	48,542	455	1,174	
Rural Lands	5,569	52	134	
Residential Rural	1,712	257	663	
Residential Suburban	333	250	645	
Rural Subtotal	56,156	1,014	2,616	2010
San Luis Urban Area				
Agriculture	34	1	3	
Residential Suburban	22	17	44	
Residential Single Family	629	3,302	8,519	
Residential Multi Family	80	1,560	4,025	
Dalidio Ranch	131	60	143	
Urban Subtotal	765	4,940	12,734	2020
Los Ranchos/Edna Village Area				
Recreation	235	211	544	
Residential Rural	394	71	183	
Residential Suburban	259	233	601	
Residential Single Family	59	372	960	
Village Subtotal	2,608	739	2,288	2000
Total of Residential Categories	58,764	6,693	17,638	

Notes:

- A. Totals in this table do not include the city of San Luis Obispo.
- B. Includes only those categories where primary residences are permitted uses.
- C. Build-out estimates correspond to 75% of the total absorption capacity, except for Los Ranchos/Edna, which corresponds to 90% of absorption capacity.
- D. Dwellings are assumed to be at one unit per 80 acres in Agricultural and Rural Lands, 5 acres in Residential Rural, 131 acres in Dalidio Ranch, one acre in Residential Suburban, 7 per acre in Residential Single Family, and 26 per acre in residential Multi Family.
- E. Potential population at build-out assumes 2.38 persons per dwelling unit.

Refer to Section A.3 for additional demographic information for the San Luis Obispo planning area.

Appendix B: Public Facilities, Services and Resources Data

B.1 North County Planning Area

El Pomar-Estrella Sub-area

Schools

Table B.1-1: School Needs – El Pomar-Estrella Sub-area			
School	2001 Enrollment	Permanent Capacity	Capacity w/ Relocatables
Creston	109	106	126
Pleasant Valley (K-8)	117	90	150

Nacimiento Sub-area

Recreation

Table B.1-2: Rural Area Camping and Picnic Facilities ³ – Nacimiento Sub-area				
Type	Sites	Density ¹	Site Size ²	Rural Units
Primitive Campground	10	4	2.25	90
Fully Equipped	5	10 (RV)	8.50	425
Campgrounds	and/or 4 (Tents)	-	21.25	-
Group Camp	1	-	100.00	-
Cabin Areas	2	6	11.00	132
Picnic Areas	3	8	12.50	300

Notes:

1. Density in camping units/acre.
2. Size of campground site in acres.
3. Exclusive of camping facilities in the village area.
4. See Figure 3-1 for general locations.
5. These units would accommodate only a portion of the potential estimated 30,000 seasonal weekend population for the combined Lake Nacimiento – Lake San Antonio area.

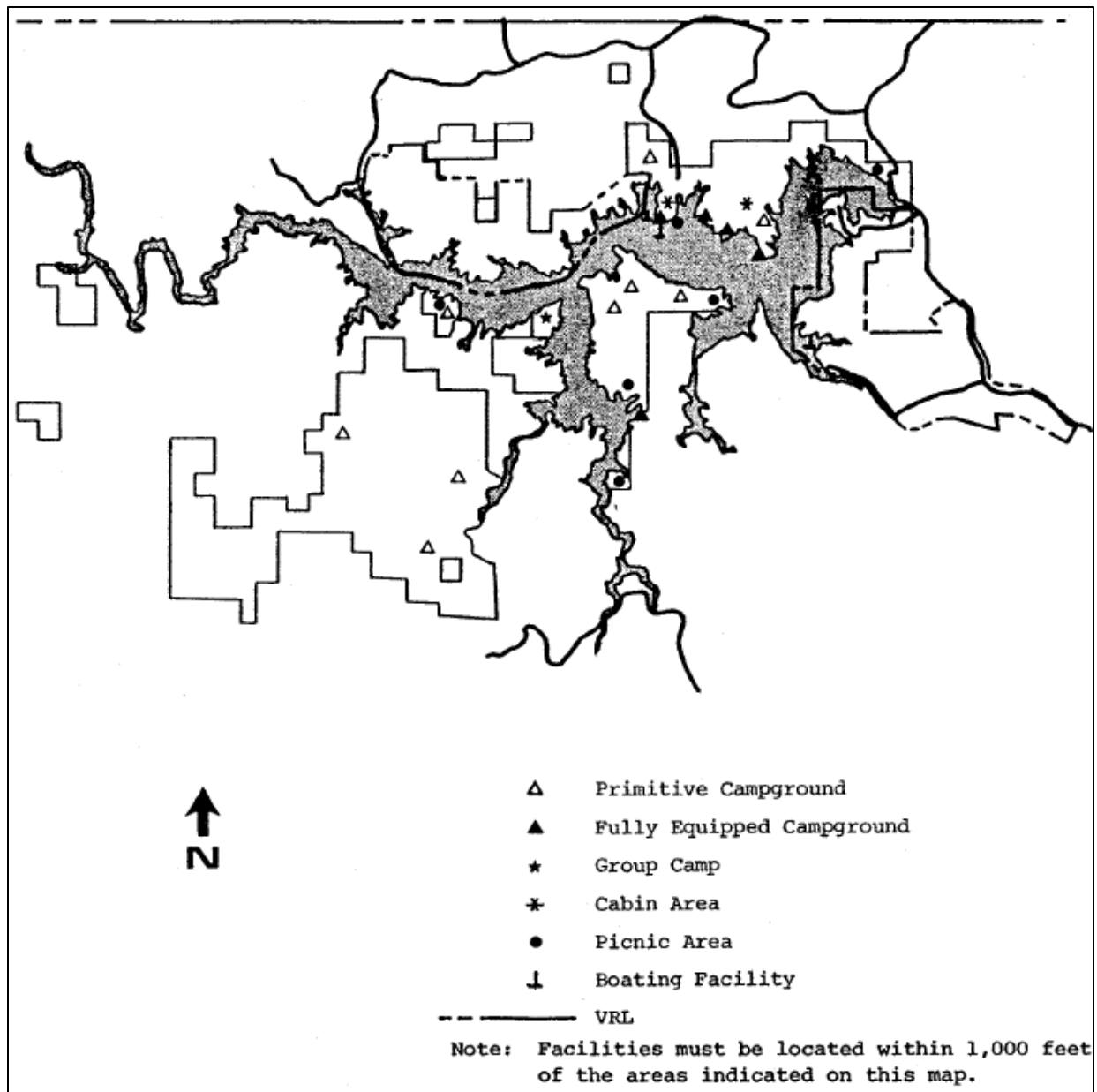


Figure B.1-1: Proposed Recreational Facilities - Lake Nacimiento

Salinas River Sub-area

Water Resources

Table B.1-3: Water Supply and Distribution – Salinas River Sub-area, 1993				
Community	1993 Population	Water Supply (Safe Annual Yield)	System Capacity	1993 Demand
Atascadero	24,342	These communities are supplied by the Paso Robles groundwater basin, whose safe annual yield is 47,000 AFY, and from the underflow of the Salinas River. Safe annual yield is no known for each individual community. See community narratives for additional details.	9,080 afy	5,456 afy
Garden Farms	280		300 afy	66 afy
Paso Robles	20,948		6,760 afy	4,738 afy
San Miguel	1,235		700 afy	250 afy
Santa Margarita	1,262		256 afy	932 afy
Templeton	3,105	1,580 afy (Templeton sub-basin)	1,600 afy	11,639
Total	51,172		18,696	11,639

afy = acre-feet per year; Source: County, Cities and Special Districts

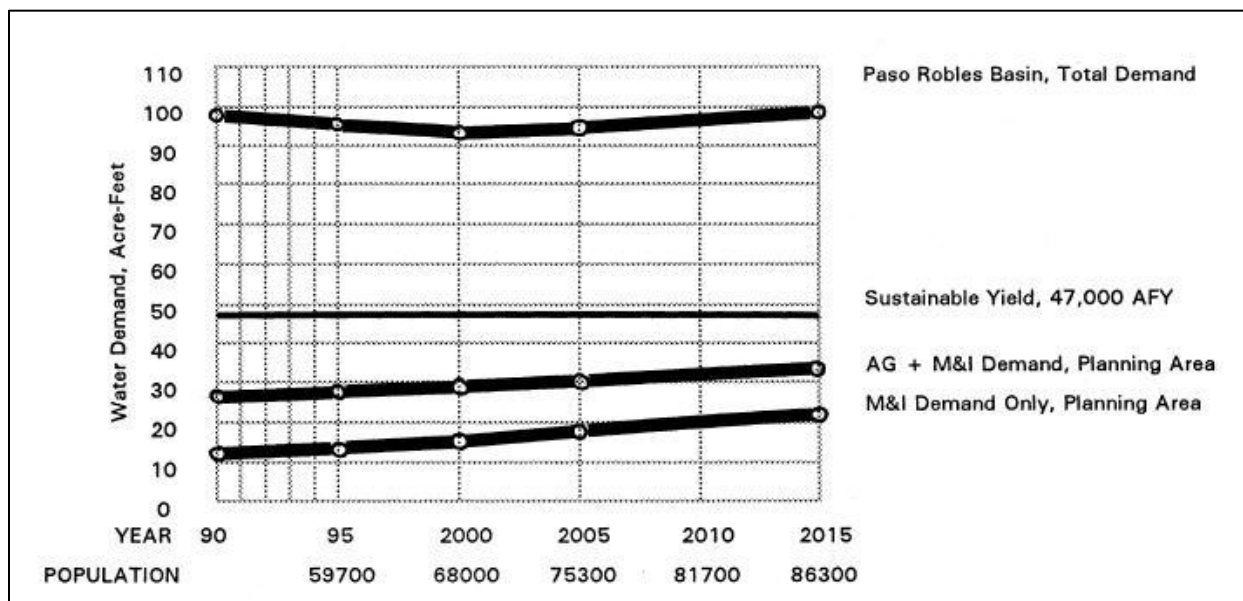


Figure B.1-2: Projected Water Demand - Paso Robles Groundwater Basin

Atascadero. Projected water demand for the Atascadero area is shown in Figure B.1-3. The water company's 1993 Water System Master Plan indicates the proposed Nacimiento project as the most likely source of additional supply to provide for the water demand of the build-out population.

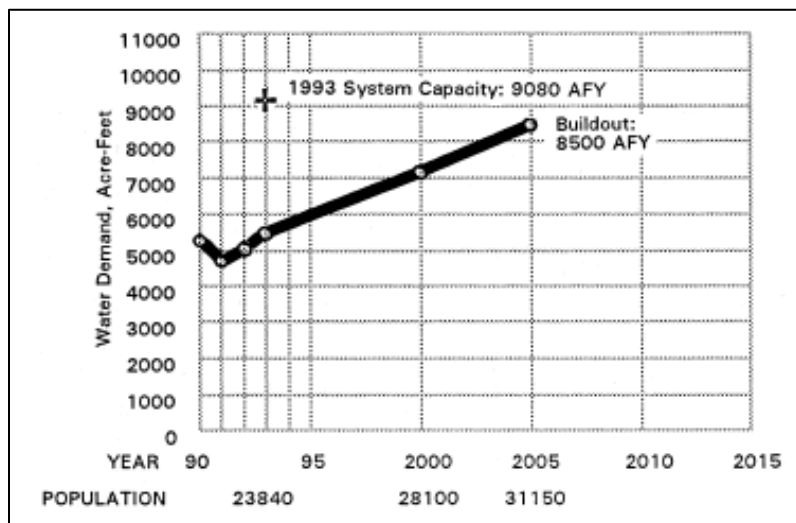


Figure B.1-3: Projected Water Demand – City of Atascadero

Source: Long-term Viability of Water Supply, City of Atascadero, The Morro Group, 1991

Paso Robles. Projected water demand for the city of Paso Robles is shown in Figure B.1-4.

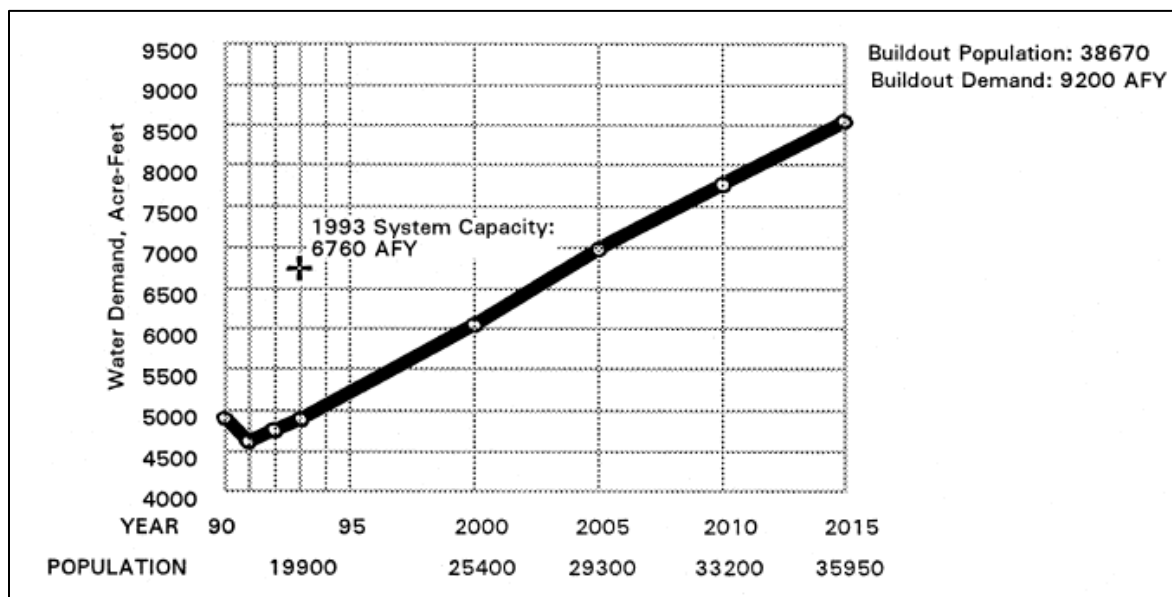


Figure B.1-4: Projected Water Demand – City of Paso Robles

Source: City of Paso Robles; County Department of Planning and Building

Solid Waste

Figure B.1-5 shows the estimated amount of north county non-recycled solid waste requiring disposal annually under two alternative scenarios. The upper line shows solid waste generation at the 1990 recycling level of 8 percent. The lower line shows the 50 percent reduction in the waste stream mandated by the 1989 Act.

A 1992 study estimated that the Chicago Grade Landfill was receiving over 25,000 tons of solid waste per year, and that the landfill would reach capacity sometime between 2001 and 2003. The site has the potential for expansion so that capacity would not be reached until at least 2070.

The Paso Robles Landfill received in excess of 34,000 tons of solid waste in 1990. At the 1990 rate of solid waste generation per capita, the current site is expected to reach capacity by 2018. This landfill also has potential for expansion. Depending upon recycling levels and operating conditions, the life of the Paso Robles Landfill could be extended to 2034, or as long as to the year 2058.

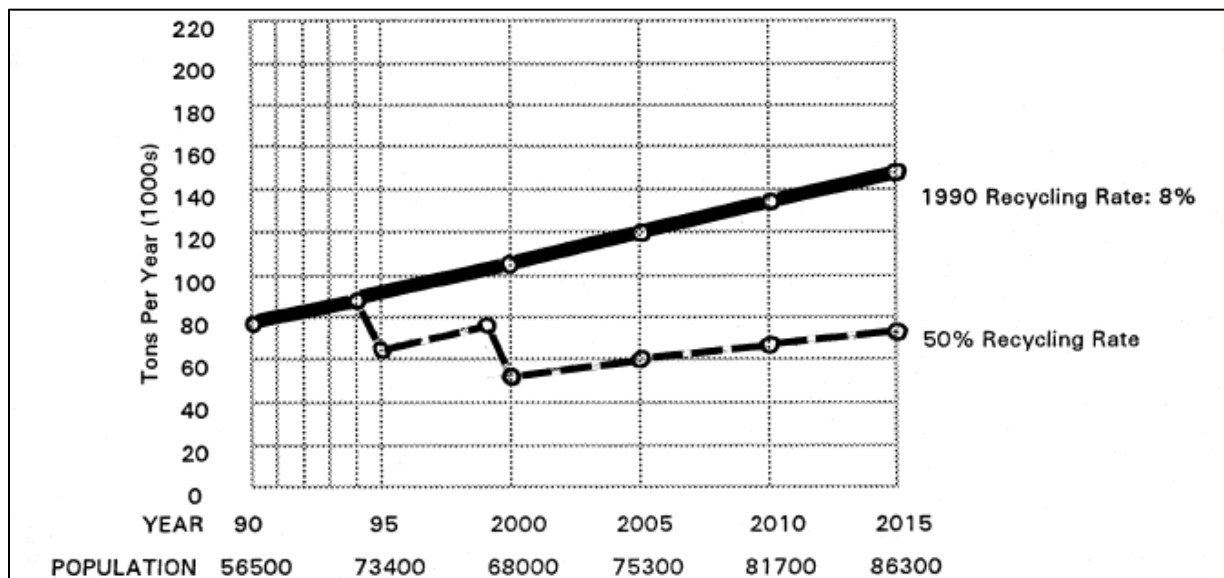


Figure B.1-5: Projected Non-recycled Solid Waste Generation – North County Area

Schools

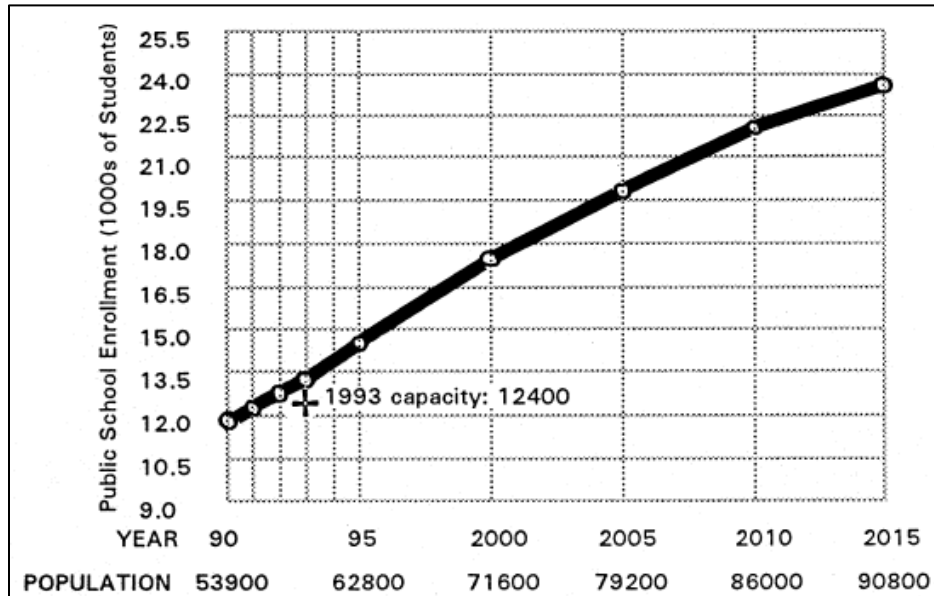


Figure B.1-6: Public School Projections – Salinas River Sub-area

Atascadero. Enrollment in 1993-94 and projections for the Atascadero schools are shown in Figure B.1-7.

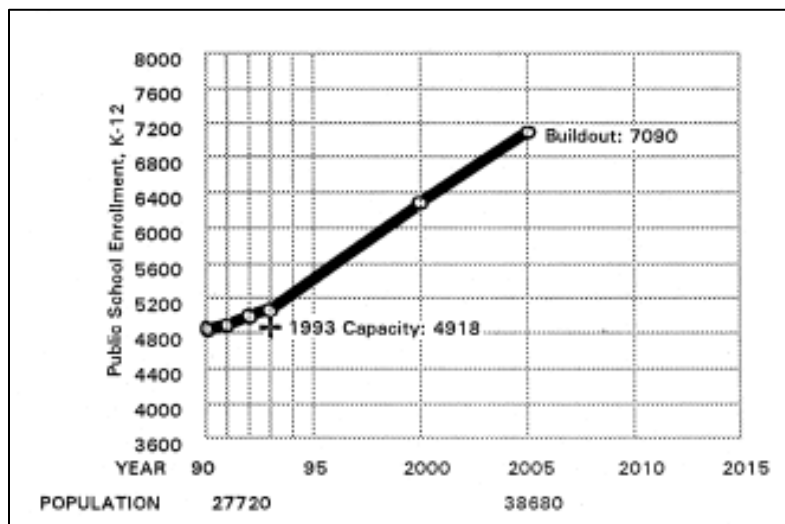


Figure B.1-7: Public School Enrollment - Atascadero Urban Area

Source: Atascadero Unified School District; County Department of Planning and Building

Paso Robles. 1993-94 enrollment and projections for the Paso Robles schools are shown in Figure B.1-8.

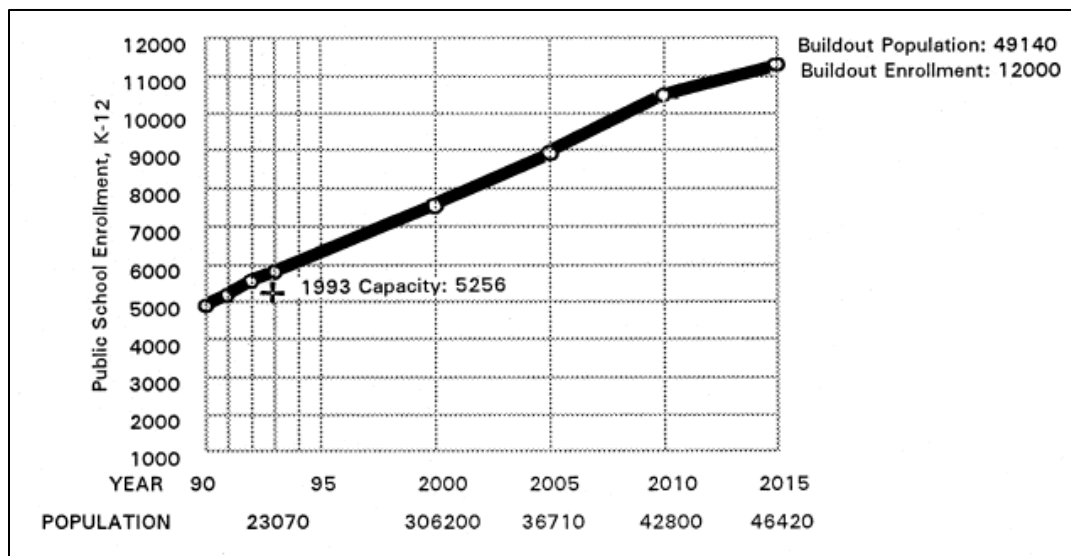


Figure B.1-8: Public School Enrollment – Paso Robles Urban Area

Public Safety

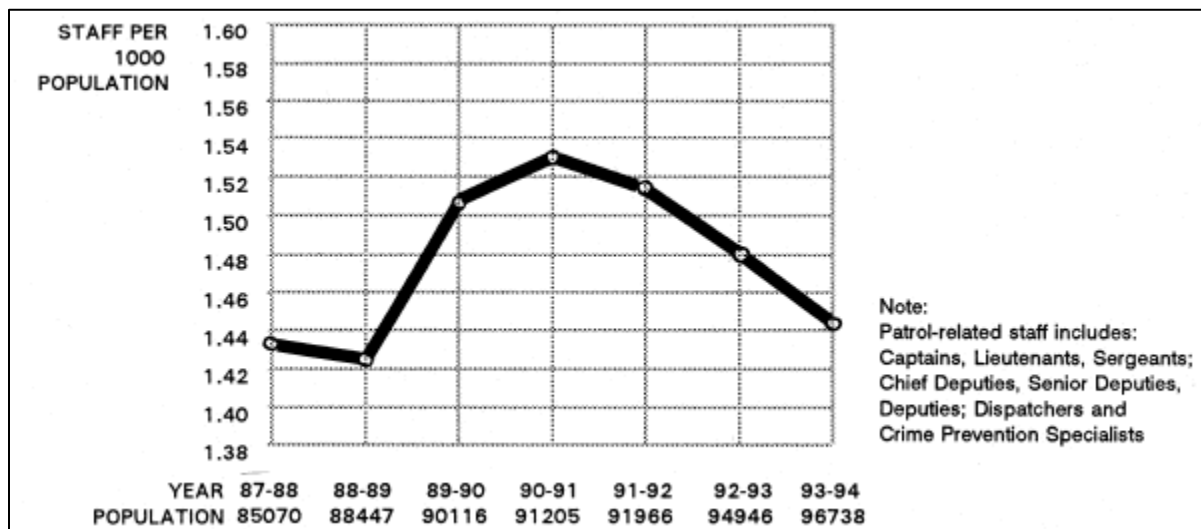


Figure B.1-9: Patrol-related Staffing Levels – San Luis Obispo County Sheriff's Department

Source: SLO County Budgets, 1987-93

Air Quality

Table B.1-4: Maximum Ozone concentrations in average parts per million (ppm) per hour (number of violation days in parenthesis)

Location	State Standard	1989	1990	1991	1992	1993
Atascadero	0.09 ppm	0.12 (7)	0.10 (2)	0.11 (3)	0.10 (2)	0.10 (2)
Paso Robles	0.09 ppm	0.09	--	--	0.09	0.09

ppm = Parts per million; -- = Data not available; * = Paso Robles station out of service from September 1990 - September 1991; Source: San Luis Obispo County Air Pollution Control District

Table B.1-5: Maximum PM10 concentrations in average micrograms per cubic meter (ug/m³) per day (number of violation days shown in parenthesis)

Location	State Standard	1989	1990	1991	1992	1993
Atascadero	50 ug/m ³	63 (4)	79 (3)	62 (3)	44	78 (6)
Paso Robles	50 ug/m ³	--	--	67 (4)	52 (2)	54 (4)

ug/m³ = Micrograms per cubic meter; -- = Data not available; * = Paso Robles station out of service from September 1990 - September 1991; Source: San Luis Obispo County Air Pollution Control District

B.2 San Luis Obispo Planning Area

San Luis Obispo Sub-area

The following figures apply to the former San Luis Obispo planning area, which is split between the San Luis Obispo and South County planning areas.

Water Resources

San Luis Obispo planning area water supply and demand figures are summarized in Figure B.2-1 and Table B.2-2.

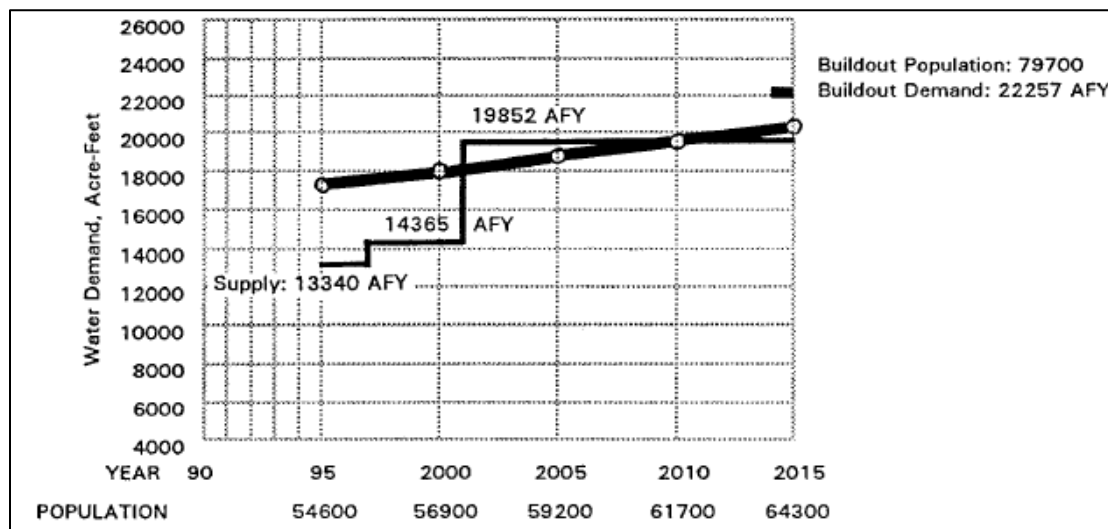


Figure B.2-1: Water Demand

Source: City of San Luis Obispo, Cal Poly, Draft EIR, County Engineering Department

Table B.2-1: Water Supply and Demand – San Luis Obispo Planning Area (acre-feet per year)

Water Use	Supply					Demand	
	Surface Water	Ground water	State Water Project	Nacimiento Project	Total Supply	Current	Projected (Buildout)
City of SLO	8,540 ²	500 ³		3,380	12,420 ¹²	5,694	8,915 ⁶
Los Ranchos/Edna		³		50	50 ⁹	471	606
Airport Area		³		970	970 ⁹	217	567
Other Urban		³		132	132 ⁹	730	942
Rural, Non-Ag		^{3,4}		955	955	1,867	3,055
Agriculture		^{3,4,8}			GW	8,440	8,440
CMC	¹		400		¹	800	800
Camp SLO/Opn Ctr	¹		425		¹	116	130
Cuesta College	¹		200		¹	324	417
Cal Poly Domestic	¹				¹	⁵	⁷
Cal Poly-Ag	¹	³			¹	400 ¹¹	400 ¹¹
Total	8,540	4,800¹⁰	1,025	5,487	19,552¹²	19,059	24,272

Notes:

1. Included in City of San Luis Obispo supply.
2. Salinas Reservoir: 4,800 AFY; Whale Rock Reservoir: 3,740 AFY.
3. San Luis Obispo Creek groundwater basin: 2,250 AFY; SLO City policy limits groundwater use to 500 AFY.
4. Pismo Creek groundwater basin: 2,250 AFY.
5. Included in City of San Luis Obispo demand.
6. Based on build-out population of 54,000 and consumption rate of 145 gpcd.
7. Included in City of San Luis Obispo projected demand.
8. Los Osos Valley groundwater basin.
9. Assumes use of surface water replaces groundwater use. However, groundwater remains available to these users.
10. Combined estimated safe annual yield of San Luis Obispo Creek and Pismo Creek groundwater basins. Also includes portion of Los Osos Valley groundwater basin (300 AFY).
11. Approximately 200 AFY is groundwater, 200 AFY from reservoirs.
12. Includes 400 AFY reduction in reservoir yield due to siltation.

Air Quality

Table B.2-2: Maximum Ozone concentrations (number of violation days)								
Location	Average Time	Units	1989	1990	1991	1992	1993	1994
San Luis Obispo	1-Hour	Ppm	0.12 (6)	0.08	0.09	0.08	0.09	0.07
State Standard	1-Hour	Ppm	0.09					

ppm: Parts per million

Source: City of San Luis Obispo County Air Pollution Control District

Table B.2-3: Maximum PM ₁₀ concentrations (number of violation days)								
Location	Average Time	Units	1989	1990	1991	1992	1993	1994
San Luis Obispo	24-Hour	ug/m ³	55(2)	42	52(1)	36	57(1)	37
State Standard	24-Hour	Ug/m ³	50					

ug/m³: Micrograms per cubic meter

Source: City of San Luis Obispo County Air Pollution Control District

Schools

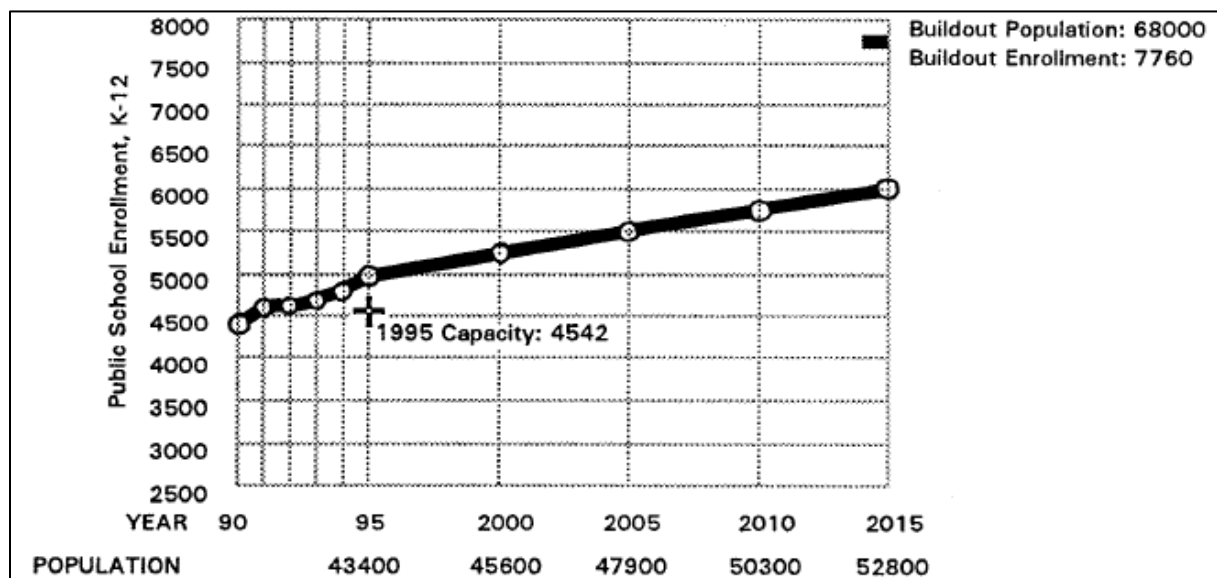


Figure B.2-2: Public School Enrollment – San Luis Obispo Planning Area

Recreation Services

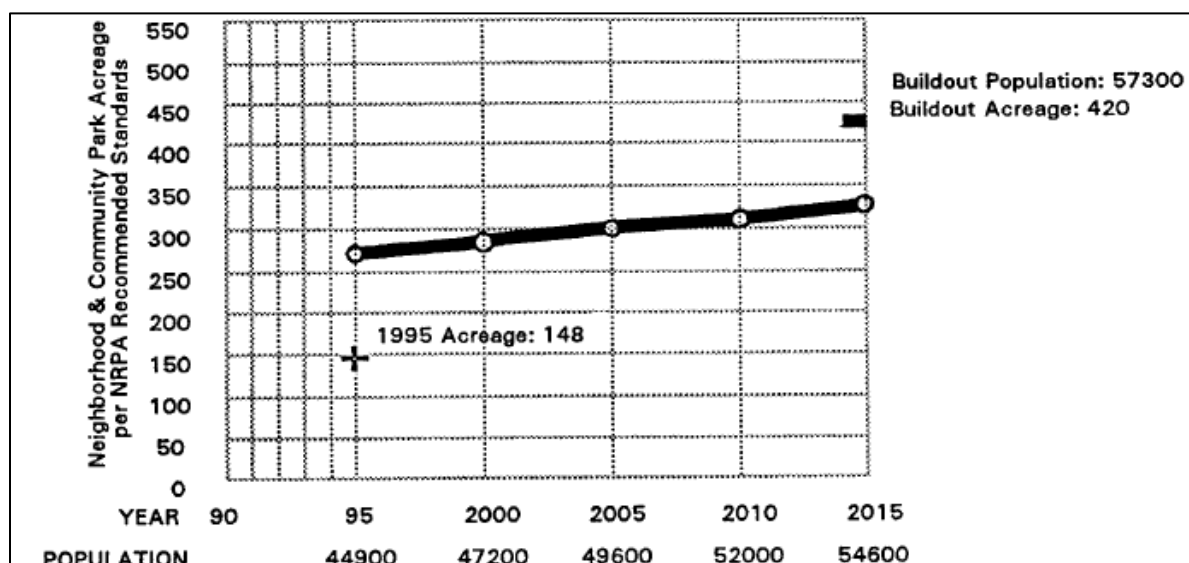


Figure B.2-3: Recommended Park Acreage – San Luis Obispo Planning Area

B.3 South County Planning Area

San Luis Bay Inland Sub-area

The following figures apply to the former San Luis Bay Inland sub-area, which is split between the San Luis Obispo and South County planning areas.

Water

Water from Lopez Reservoir provides most of the domestic water consumed in the sub-area. Total water allotment available for urban uses is 4,530 acre-feet per year. Table B.3-1 summarizes the entitlements and the amount of water consumed during the fiscal year 1978-79. In addition to these entitlements, 4,200 acre-feet is released to Arroyo Grande Creek for downstream agricultural uses.

Table B.3-1: Lopez Water Entitlement and Consumption		
Agency	Entitlement (afy)	1978-79 Consumption (acre-feet)
City of Arroyo Grande	2,290	1,866
City of Grover Beach	800	912 ¹
City of Pismo Beach	886	1,055 ²
County Service Area #12 ⁴ (Avila Beach)	186	52
County Service Area #13 ⁴ (Oceano)	303	368 ³
Avila Beach Co. Water ⁵ District	65	55
Total	4,530	4,308

Notes:

1. Grover Beach consumes additional water from the groundwater basin via the city wells.
2. Pismo Beach purchased additional Lopez water from CSA #12.
3. CSA #13 consumed additional water from the groundwater basin from district wells.
4. Partially within the Coastal Zone.
5. Entirely within the Coastal Zone.

Source: San Luis Obispo County Public Works

Wastewater

The treatment plant has a capacity of 2.5 million gallons per day (mgd), with current use at about 1.9 mgd or 76% of capacity. There are no current plans for plant expansion; however, the plant capacity can be doubled by installing parallel treatment units.

Flow rates exceeding 70% of system capacity thus require preliminary facility planning for possible plant expansion. This indicates that the treatment plant is experiencing a Level of Severity II for sewage treatment capacity. The following table summarizes the projected flow rates for the treatment plant, based on the projected population of the communities served.

Table B.3-2: Projected Wastewater Flows South County Sanitation District (million gallons per day (mgd))					
	1980	1985	1990	1995	2000
Wastewater Flow (mgd)	2.13	2.37	2.59	2.83	3.09

Source: South San Luis Obispo County Sanitation District.

Schools

Table B.3-3: Enrollment Projections and Facility Capacities – Lucia Mar Unified School District						
	Enrollment¹		Projected Enrollment²			Facility
School	78-79	79-80	1980	1985	1990	Capacity³
Branch Elem.	195	208	210	246	247	210
Grover Beach Elem.	383	368	456	509	560	390
Grover Hts. Elem.	286	275	457	508	570	330
Harloe Elem.	434	412	447	600	690	480
N. Oceano Elem.	430	435	266	306	338	480
Oceano Elem.	403	381	266	306	338	480
Ocean View Elem.	384	417	434	487	510	450
Shell Beach Elem.	224	190	382	422	485	330
Judkins Intermed.	476	426	510	600	684	510
Paulding Intermed.	585	520	719	825	900	600
A.G. High School	2217	2026	2217	2565	2843	2250

Notes:

1. Enrollment figures per Lucia Mar Business Office, based on average daily attendance for the last day of the school year.
2. Projected enrollments per "Long Range Development Plan, 1977-1990," Stuhr, Dodson, Foster, McClave, 1978.
3. Capacity based on criteria in Long Range Development Plan (1978).

**Table B.3-4: Levels of Severity – Lucia Mar Unified School District Facilities
in San Luis Bay Sub-area**

School	Estimated Level I	Year of Attainment Level II	Level III
Branch Elementary	-	1975	1980
Grover Beach Elementary	-	1975	1980
Grover Heights Elementary	-	1975	1980
Harloe Elementary	-	1977	1982
N. Oceano Elementary	-	1979	1981
Oceano Elementary	-	1979	1981
Ocean View Elementary	-	1977	1982
Shell Beach Elementary*	-	1975	1980
Judkins Intermediate*	-	1975	1980
Paulding Intermediate	-	1975	1980
Arroyo Grande High School	-	1976	1981

*Located within the coastal zone

San Luis Obispo Sub-area

Refer to Section B.2, which contains public facilities, services, and resources data for the former San Luis Obispo planning area.

Appendix C: Land Use Data

C.1 North County Planning Area

Salinas River Sub-area

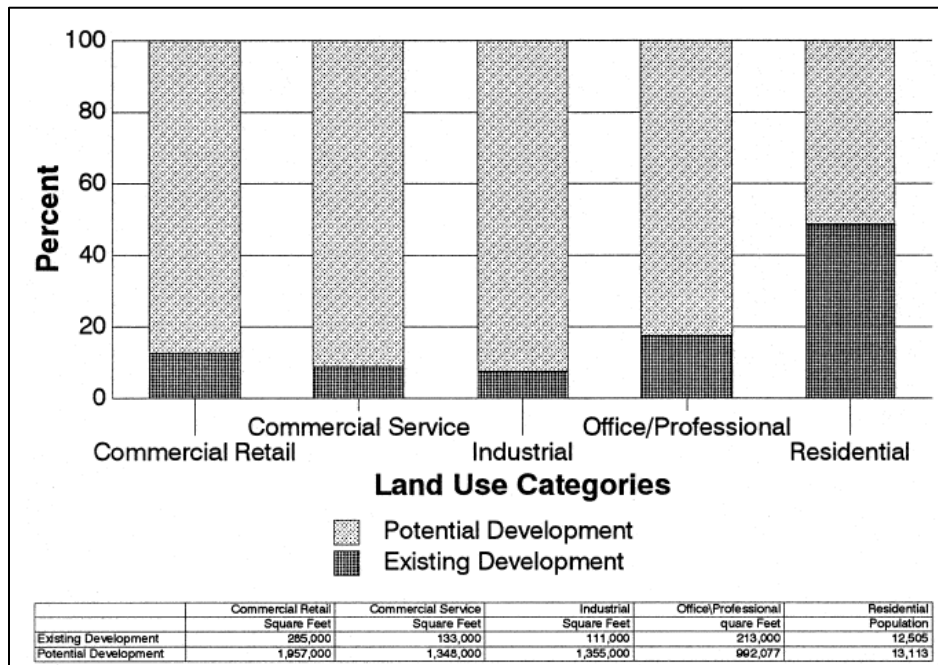


Figure C.1-1: Areawide Development Capacity

C.2 San Luis Obispo Planning Area

Table C.2-1: Residential Build-out Capacity – San Luis Obispo Planning Area ^A				
Area/Community Land Use Category ^B	Acres	Build-Out Capacity ^C (Dwellings ^D) (Population ^E)		Estimated Build-Out Date
Rural Area				
Agriculture	48,542	455	1,174	
Rural Lands	5,569	52	134	
Residential Rural	1,712	257	663	
Residential Suburban	333	250	645	
Rural Subtotal	56,156	1,014	2,616	2010
San Luis Urban Area				
Agriculture	34	1	3	
Residential Suburban	22	17	44	
Residential Single Family	629	3,302	8,519	
Residential Multi Family	80	1,560	4,025	
Dalidio Ranch	131	60	143	
Urban Subtotal	765	4,940	12,734	2020

Notes:

- A. Totals in this table do not include the city of San Luis Obispo.
- B. Includes only those categories where primary residences are permitted uses.
- C. Build-out estimates correspond to 75% of the total absorption capacity, except for Los Ranchos/Edna, which corresponds to 90% of absorption capacity.
- D. Dwellings are assumed to be at one unit per 80 acres in Agricultural and Rural Lands, 5 acres in Residential Rural, 131 acres in Dalidio Ranch, one acre in Residential Suburban, 7 per acre in Residential Single Family, and 26 per acre in residential Multi Family.
- E. Potential population at build-out assumes 2.38 persons per dwelling unit.